

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Oakland

State: CA

PJ's Total HOME Allocation Received: \$73,103,734

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	79.26 %	90.22 %	83	90.66 %	2	6	
% of Funds Disbursed	71.43 %	80.19 %	76	81.06 %	9	12	
Leveraging Ratio for Rental Activities	9.91	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.87 %	72.76 %	46	81.27 %	24	20	
% of Completed CHDO Disbursements to All CHDO Reservations***	52.04 %	60.11 %	54	68.23 %	25	21	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.53 %	78.04 %	14	79.86 %	96	83	
% of 0-30% AMI Renters to All Renters***	50.65 %	41.03 %	30	44.82 %	67	62	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.28 %	92.04 %	24	94.65 %	71	55	
Overall Ranking:			In State:	30 / 92	Nationally:	44 43	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$29,340	\$32,339		\$25,419	693 Units	54.20 %	
Homebuyer Unit	\$28,464	\$19,480		\$14,530	517 Units	40.40 %	
Homeowner-Rehab Unit	\$33,266	\$26,371		\$20,251	64 Units	5.00 %	
TBRA Unit	\$18,486	\$2,782		\$3,156	5 Units	0.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oakland CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$291,669	\$118,421	\$40,989
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ:	3.4 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.21

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	10.6	10.4	3.1	0.0
Black/African American:	54.8	39.1	93.8	100.0
Asian:	23.3	0.2	0.0	0.0
American Indian/Alaska Native:	0.7	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.2	0.0	0.0
Black/African American and White:	0.1	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.1	0.0	0.0	0.0
Asian/Pacific Islander:	4.9	16.1	0.0	0.0

ETHNICITY:

Hispanic	5.4	33.8	3.1	0.0
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HOUSEHOLD SIZE:

1 Person:	63.8	23.2	70.3	80.0
2 Persons:	17.7	22.8	18.8	0.0
3 Persons:	8.1	23.4	6.3	20.0
4 Persons:	6.0	15.7	3.1	0.0
5 Persons:	3.3	8.7	0.0	0.0
6 Persons:	0.6	4.1	1.6	0.0
7 Persons:	0.3	1.4	0.0	0.0
8 or more Persons:	0.1	0.8	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	16.7	22.6	17.2	40.0
Elderly:	55.8	2.9	62.5	40.0
Related/Single Parent:	21.8	30.8	7.8	0.0
Related/Two Parent:	4.2	35.4	10.9	0.0
Other:	1.5	8.3	1.6	20.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.9	0.0 [#]
HOME TBRA:	0.0	
Other:	19.8	
No Assistance:	46.4	

of Section 504 Compliant Units / Completed Units Since 2001 82

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

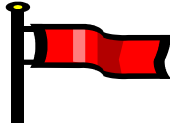
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oakland State: CA Group Rank: 44
 State Rank: 30 / 92 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 43
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	76.87	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	52.04	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.53	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	99.28	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	4.65	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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